

**MANAGEMENT CERTIFICATE
FOR
CB ESTATES HOMEOWNERS ASSOCIATION, INC.**

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF COLLIN §

The undersigned, being the Managing Agent of CB Estates Homeowners Association, Inc., and in accordance with Section 209.004 of the Texas Property Code, which supersedes any Management Certificates previously filed by the Association:

1. The name of the subdivision: CB Estates
2. The name of the Association: CB Estates Homeowners Association, Inc.
3. The recording data for the subdivision: See Exhibit A.
4. The name and mailing address of the Association:

CB Estates Homeowners Association, Inc.
c/o Neighborhood Management Inc
1024 S Greenville Ave., Suite 230
Allen, TX. 75002

5. The name and contact information for the Managing Agent of the Association:

Neighborhood Management, Inc.
Beverly Coghlan
1024 S. Greenville Ave., Suite 230
Allen, TX 75002
Phone: 972-359-1548
Email Address: managementcertificate@nmitx.com

6. Website for Dedicatory Instruments: <https://neighborhoodmanagement.com>
7. The amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision:

Resale Certificate: \$375.00
Transfer Fee: \$250.00
Optional Inspection Fee: \$150.00.

[ACKNOWLEDGEMENT PAGE FOLLOWS]

ACKNOWLEDGEMENT

The foregoing is a true and correct copy of the Management Certificate for the association identified below

CB ESTATES HOMEOWNERS ASSOCIATION, INC.
a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By: Beverly Coghlan
Name: Beverly Coghlan

STATE OF TEXAS

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COUNTY OF COLLIN

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This instrument was acknowledged before me on the 23rd day of August, 2023, by Beverly Coghlan, Agent for the Association of CB ESTATES HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks
Notary Public Signature, State of Texas

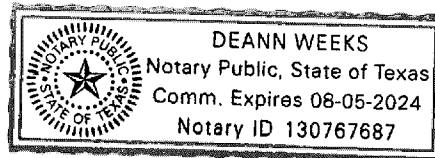


EXHIBIT A

Document	Recording Information
Country Book Estates, Ph I - October 21, 1999	Document No. 19991021001301440
Country Book Estates, Ph II - August 16, 2001	Document No. 20010816001021570
Declaration of Covenants, Conditions and Restrictions for CB Estates Homeowners Association, Inc. – September 7, 1999	Document No. 19990907001119820
First Amendment to Declaration - September 12, 2000	Document No. 20000912000995530
Second Amendment to Declaration – February 21, 2002	Document No. 20020221000268690

**Collin County
Honorable Stacey Kemp
Collin County Clerk**

Instrument Number: 2023000100429

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: August 31, 2023 09:36 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$34.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2023000100429
Receipt Number: 20230831000137
Recorded Date/Time: August 31, 2023 09:36 AM
User: Matthew M
Station: Station 10

Record and Return To:

Simplifile



**STATE OF TEXAS
COUNTY OF COLLIN**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Public Records of Collin County, Texas.**

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX